



*Nouale Lane, Poulner, Ringwood, BH24 3EL*

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## The Property

Nestled within the New Forest National Park and within a stone's throw of Ringwood town centre, this beautiful, detached period five-bedroom house exudes the quintessential charm of a countryside farmhouse. Believed to have roots dating back to 1774 or even earlier, this 0.85-acre plot benefits from elevated grounds as well as superb outbuildings and farm buildings. With approximately 2170 square feet of living space, this property offers a great blend of traditional farmhouse architecture and modern comforts, making it a rare gem in its stunning semi-rural setting on the outskirts of Ringwood.

- Large entrance hallway via a storm porch: Enter through a spacious hallway, welcoming you into central part of the ground floor, with a coat's cupboard and WC
- The hallway then provides access to a triple aspect sitting room with a focal point Clearview wood burning stove and original character beams throughout. Beneath the sitting room is a wine cellar, accessed by staircase. This is fully tanked with a modern German system including sump pump and trickle fan. Ready for racking and wine
- Dining room (currently used as a study) with original inglenook fireplace with a further Clearview wood-burning stove. Showing elevated southerly views to the front of the property as well as access to the front garden via the rear porch
- Both chimneys are recently professionally lined. Both chimney stacks have been fully rebuilt





# FLOOR PLAN

## Cellar

Approx. 9.0 sq. metres (96.8 sq. feet)



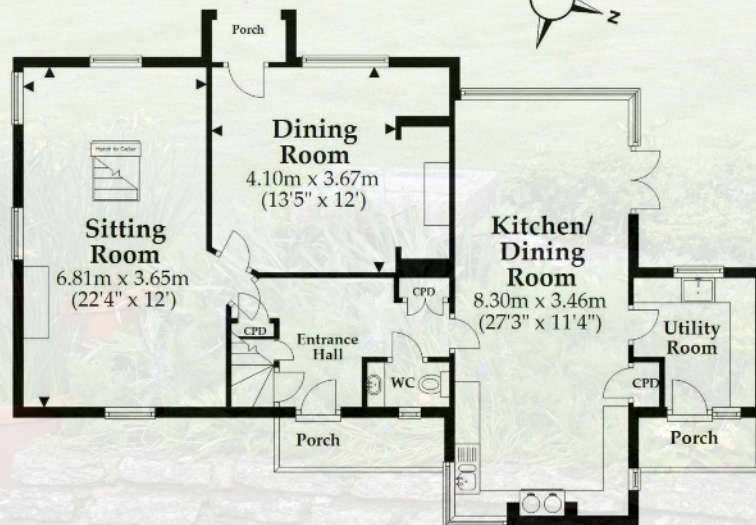
## Outbuilding

Approx. 155.9 sq. metres (1678.4 sq. feet)



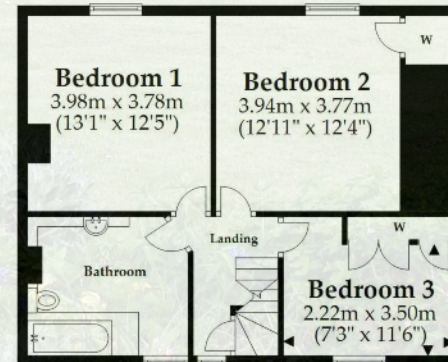
## Ground Floor

Approx. 93.5 sq. metres (1006.8 sq. feet)



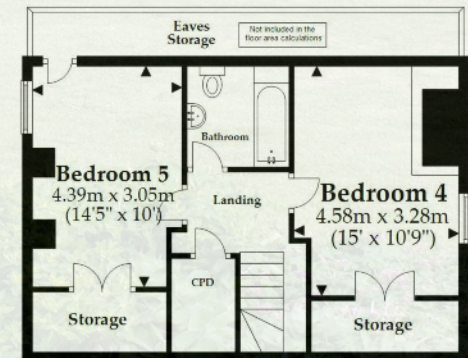
## First Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



## Second Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 367.2 sq. metres (3953.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood









## The Property Continued ...

- The ground floor of the historic farmhouse has been fully damp proofed, with a waterproof render system
- Fabulous “green oak’ construction kitchen/diner with vaulted ceilings. A large “U” shaped kitchen with Aga and country style oak cupboard lead into a green oak framed dining area offering views over the front garden area and fields beyond. The kitchen leads through to a sizeable utility room with plumbing for a multitude of appliances. All granite worktops
- To the first floor there are three bedrooms. The principal bedroom occupies a southerly facing aspect, benefitting from a fitted cupboard and original brick ‘feature’ wall. There are two further bedrooms to the floor
- Family bathroom/wc: a sizeable family bathroom, ideal for modernisation into a luxurious suite
- Two further double bedrooms on the second floor, accessed via an original historic oak staircase: Additional bedrooms provide flexibility and space for residents and guests, both benefitting from fitted wardrobes and access to eaves storage. The was roof is fully insulated at the time of this conversation

## Directions

From Ringwood, join Christchurch Road heading south. At the mini roundabout take the first exit into Castleman Way, and at the end of this road, take the second exit at the next mini roundabout into Hightown Road. Continue to the end, and at the T junction turn right (continuing along Hightown Road). Proceed past the Elm Tree pub, and continue for approximately 500 yards; turn left into Noaule Lane and the property can be found along on your right hand side.





## Grounds & Gardens

- As you venture outside the property, there is off-road parking for several cars, including larger vehicles: This property offers ample off-road parking not only for standard vehicles but also for larger ones, ensuring convenient accommodation for various vehicle enthusiasts
- Double carport with two loose boxes and sublime double-height barn. The barn poses great potential to any buyer looking to either convert into ancillary accommodation (Subject to necessary planning consents)
- In addition to sheltering vehicles and equipment, the double carport features two loose boxes for storage or pets, again offering great potential for conversion
- Formal gardens with rockery and mature orchard fruit trees: Well landscaped gardens, perfect for outdoor enjoyment and entertaining space
- Paddock with five-bar gate and water supply: Expansive paddock offers possibilities for equestrian pursuits or outdoor activities
- Front garden with expansive patio: Welcoming front garden provides a charming outdoor space for relaxation
- Cellar access: Additional storage space or potential for conversion to an impressive wine cellar etc

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



## The Situation

The property is situated in a semi-rural location within the New Forest National Park, offering thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding. Within walking distance is a great local country pub/restaurant, with a local farm shop and Ringwood schools within easy reach. Ringwood is approximately two miles distant, offering a comprehensive range of shops and facilities. This old market town is positioned on the edge of the New Forest, yet is just ten minutes drive to the coast, with easy access to the A31/M27 to Southampton and Winchester and the A338 to Bournemouth. It is an increasingly popular destination for home hunters; the old cattle market has been transformed into a stylish shopping quarter with names such as Hobbs, Joules, Waitrose and Waterstones and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, an artisan bakery and a variety of decent eateries. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted).



## Services

Energy Performance Rating: D

Council Tax Band: F

Available download speeds of up to 67 Mbps (Superfast)

Mains Connected: Water, Gas and Electricity

Drainage: Private











For more information or to arrange a viewing please contact us:

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